



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

AUGUST 19, 2004

PRESENT: Cain, Kennett, Martin,

ABSENT: Fruit

LATE: Pyle

STAFF: Senior Planner (SP) Linder, Associate Planner Rebecca Tolentino

REGULAR MEETING

Chairman Martin called the meeting to order at 7:03 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner (SP) Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

AUGUST 5, 2004: BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE THE AUGUST 5, 2004 WITH A CORRECTION TO PAGE 3, ITEM NUMBER FOUR SUBSECTION 4, DELETE THE WORD "NO". THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: CAIN, KENNETT, MARTIN,

NOES: NONE

ABSTAIN: NONE

ABSENT: FRUIT, PYLE

SUBCOMMITTEE:

1. Ford Store
2. Morgan Hill Times
3. Central-Schilling
4. San Pedro-DiConza

BOARD MEMBERS HAD NO COMMENTS

PLAN DETAIL

1. **W. MAIN-MEDURI:** A request for Board approval of revised landscape plans for the Morgan Hill shopping center.

BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE BY MINUTE ACTION THE REVISED LANDSCAPE PLAN PROVIDED BY THE APPLICANT. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

**AYES: CAIN, KENNETT, MARTIN,
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT, PYLE**

BOARD MEMBER PYLE ARRIVED AND WAS SEATED 7:15

OLD BUSINESS

2. **PUD REVIEW, ZA-04-02: COCHRANE ASSISTED LIVING CENTER:** The Board is asked to review and comment on proposed design guidelines for the DePaul Health Center PUD located on the south side of Cochrane Rd., between Mission View Dr. and St. Louise Dr.

THE BOARD RECOMMENDED CITY COUNCIL APPROVAL OF PROPOSED GUIDELINES SUBJECT TO THE FOLLOWING MODIFICATIONS:

1. Modify section 4.0 to include a statement “....or be compatible with a cottage/craftsman look...”

2. Modify section 4.3 to read as follows:

Windows – Diversity in the articulation of windows and doors is encouraged. Window details such as divide light or grid patterns are encourage but shall be in keeping with the proposed architectural style.

3.0 All windows should be surrounded by exterior trim including:

- a.** Sill (*Wood sub-sill with apron board when appropriate*)
- b.** Casing (*min. 4" wood casing*)
- c.** Head trim (*min. 6" wood casing*)

Windows located in plaster walls need not have trim provided they are recessed back from the exterior building face by no less than 4 inches. Colors are permitted on windows, frames and sash provided they compliment the base color of the building façade in which they are located. Window sash may or may not include divided lights.

3. Modify section 5.0 to read as follows:

Door style shall be compatible with the architectural style chosen. All doors shall be surrounded by casing and head trim. Casing shall be a min. of 4 inches in width. Head trim shall be a min. of 6 inches high. Doors located in plaster walls need not have trim provided they are recessed back from the exterior building face by not less than 4 inches.

4. Modify section 6.0 vi & vii to read as follows:

vi Brick- may be used as an accent material on fireplaces, foundations, porches, and other architectural features.

vii Stone- may be used as an accent material on fireplaces, foundations, porches, and other architectural features.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT

OTHER BUSINESS

- 3. SITE REVIEW, SR-04-10: DIGITAL-VENTURE PROFESSIONAL CENTER:** A request for site, architectural and landscape plan approval for the construction of a 39,140-sf medical/dental office building and a 21,878-sf general office building on a 4.8-acre parcel in the Morgan Hill Ranch Business Park. The subject site is located west of Butterfield Blvd, within the Digital Drive loop.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

- 1. The drop off area in front of building one is o.k. at 12 ft. in width.**
- 2. The drop off area shall be signed and striped for one-way traffic.**
- 3. The proposed planters to function as outdoor seating shall include some kind of back support.**

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4. **SITE REVIEW, SR-04-13: MONTEREY-ACEVEDO:** A request for site, architectural and landscape plan approval for a conversion of the existing 10,800 sq. ft. building located on the northwest corner of the intersection of Monterey Rd. and W. Main Ave. The proposed building alterations will include new windows, siding and parapet feature as well as minor site alterations to accommodate a proposed brew pub use within the existing building located at 17605 Monterey Rd.

Recommendation: Open Public Hearing/Adopt Resolution No. 04-025.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION 04-025 WITH A MODIFICATION TO "OTHER CONDITION" XIII B TO CLARIFY THE 6 INCH CURB REQUIREMENT APPLIES TO NEW CURB AND NOT EXISTING. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT

5. **SITE REVIEW, SR-04-14: W. MAIN-CINGULAR/METRO PCS:** A request for site plan approval to co-locate a cellular antenna site on an existing Pacific Gas and Electric transmission tower located approximately 290 feet south of the West Main Avenue and Crest Avenue intersection in the Multi-Family Medium (R-3) zoning district. (APN 767-04-009)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-026.

BOARD MEMBERS CAIN/PYLE MOTIONED TO APPROVE RESOLUTION 04-026 AS RECOMMENDED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT

ANNOUNCEMENTS:

Reminded of September 8, workshop with City Council to review draft workshop.
Review calendar for Board holiday in December.
Selection of new chair and vice chair at next meeting

ADJOURNMENT: Chairman Martin adjourned the meeting at 8:15 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator